116.0	0005	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,600 / 666,600
					USE VALUE:	666,600 / 666,600
					ASSESSED:	666,600 / 666,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		DOTHAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN BRIAN P--ETAL
Owner 2:	SULLIVAN HEATHER M
Owner 3:	
Street 1:	43 DOTHAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	227,700		438,900	666,600
Total Card	0.184	227,700		438,900	666,600
Total Parcel	0.184	227,700		438,900	666,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.98 | /Parcel: 495.98

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 74699
GIS Ref:
GIS Ref:
Insp Date: 09/18/18

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0005-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	227,700	0	8,000.	438,900	666,600		Year end	12/23/2021
2021	101	FV	220,400	0	8,000.	438,900	659,300		Year End Roll	12/10/2020
2020	101	FV	220,500	0	8,000.	438,900	659,400	659,400	Year End Roll	12/18/2019
2019	101	FV	192,000	0	8,000.	432,600	624,600	624,600	Year End Roll	1/3/2019
2018	101	FV	192,000	6900	8,000.	332,300	531,200	531,200	Year End Roll	12/20/2017
2017	101	FV	192,000	6900	8,000.	313,500	512,400	512,400	Year End Roll	1/3/2017
2016	101	FV	192,000	6900	8,000.	288,400	487,300	487,300	Year End	1/4/2016
2015	101	FV	180,700	7400	8,000.	269,600	457,700	457,700	Year End Roll	12/11/2014

!9030!

PRINT

Date	Time
12/30/21	08:20:54

LAST REV

Date	Time
09/27/18	15:50:27
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9030

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20342-464		1/1/1990		182,500	No	No	Y	

USER DEFINED

Prior Id # 1:	74699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Meas/Inspect	DGM	D Mann
9/14/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
4/10/2000	Inspected	276	PATRIOT
4/3/2000	Missed Appt.	276	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.78	6			Road Co	-5					438,900						438,900	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,900	Spl Credit		Total:	438,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	14 - Asphalt Tile	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99395996
Adj $ / SQ:	147.603
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330027
Depreciation:	102308
Depreciated Total:	227719

COMMENTS

STREET IS MUD & WATER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

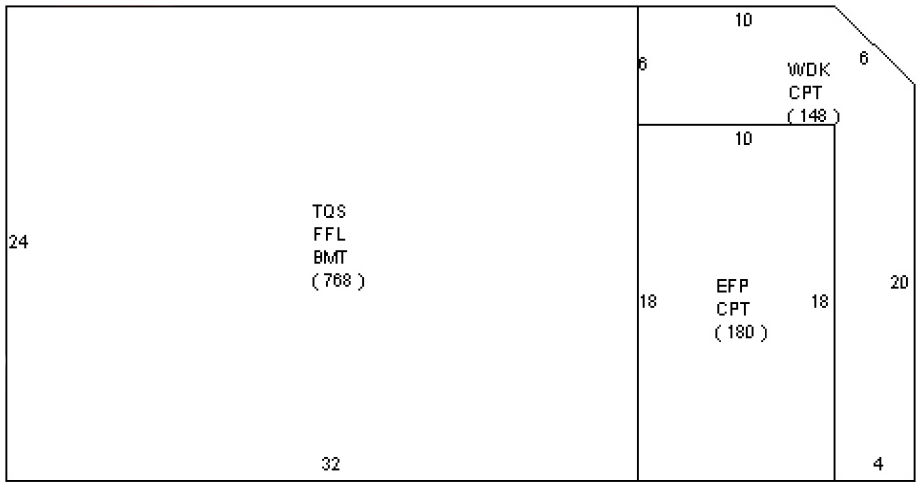
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.60
Special Features:	0	Val/Su Net:	82.26
Final Total:	227700	Val/Su SzAd	169.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.280	34,008
FFL	First Floor	768	147.600	113,359
TQS	3/4 Story	576	147.600	85,019
CPT	Carport	328	11.240	3,688
EFP	Enclos Porch	180	42.090	7,577
WDK	Deck	148	12.680	1,877

Net Sketched Area:	2,768			Total:	245,528
Size Ad	1344	Gross Area	2960	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0005-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc